



3 Mercia Grove, Chester

**OFFERS OVER
£375,000**





Nestled in the charming village of Saughton, this delightful three-bedroom detached home has so much to offer, just a short distance from the vibrant city of Chester. Surrounded by scenic walks through the Nature Park and along the canals, as well as nearby parks for children, Regent's Grange provides a peaceful village atmosphere while still offering easy access to a wealth of amenities.

Families will appreciate the highly sought-after school catchment area, including Huntington Primary School, with Bishops and Christleton High School close by, along with a selection of prestigious private schools such as Abbeygate, Kings, and Queens.

The property welcomes you with a spacious driveway leading to a garage.

Inside, you'll find a cosy living room, an open-plan dining room/kitchen equipped with integrated appliances, and a separate utility cupboard fitted with a washing machine and tumble dryer.

The kitchen flows seamlessly into the bright and airy orangery, which overlooks a beautifully landscaped garden complete with a small wildlife pond and a relaxing seating area. The ground floor also features a newly added shower room.





Upstairs, the home offers three generously sized bedrooms, one of which includes an En-suite, along with a family bathroom.

FINER POINTS

- *Parking for at least three cars
- *Planning permission to extend
- *Landscaped garden
- *Gas Central Heating
- *Three good sized bedrooms
- *En-suite to the master bedroom
- *Popular location close to Chester city centre

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



Tenure: Freehold

Local Authority: Cheshire West and Chester Council

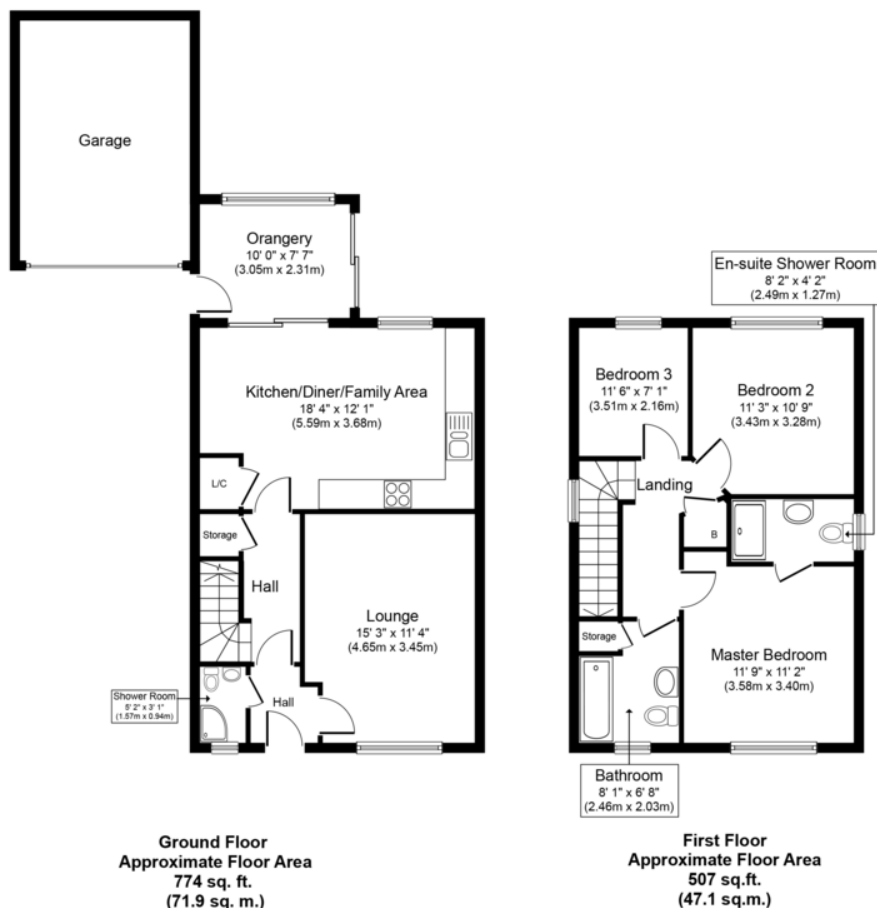
Council Tax: Band E

Viewings: By appointment only









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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